

Elliman Report

Q2-2021 Venice, CA and Mar Vista, CA Sales

Venice Single Family Dashboard

YEAR-OVER-YEAR

- **7.0%**
Prices Average Price Per Sq Ft
- + **129.3%**
Sales Closed Sales
- **7.6%**
Inventory Total Inventory
- + **19 days**
Marketing Time Days on Market

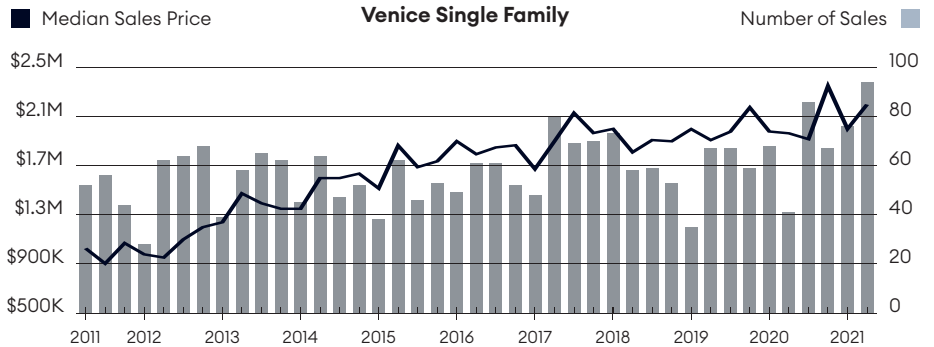
- The number of sales more than doubled annually to a new record
- Price trend indicators showed mixed year over year results

Venice Condo Dashboard

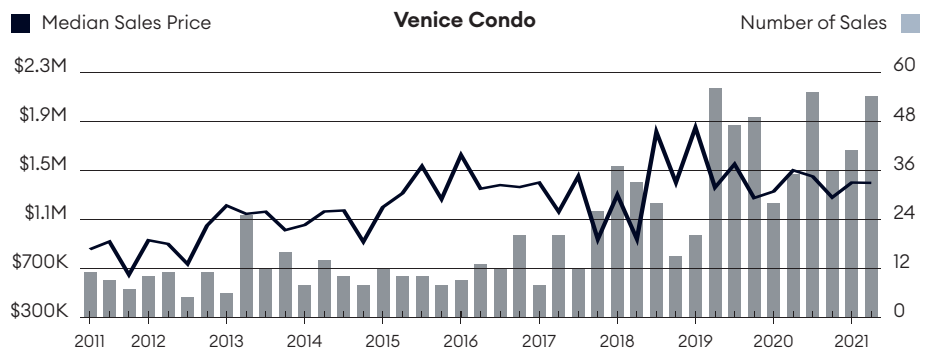
YEAR-OVER-YEAR

- + **1.4%**
Prices Average Price Per Sq Ft
- + **54.3%**
Sales Closed Sales
- **13.0%**
Inventory Total Inventory
- **15 days**
Marketing Time Days on Market

- Price trend indicators showed mixed year over year results
- The number of sales increased annually to the third-highest level on record



Venice Single Family Matrix	Q2-2021	%Δ (QTR)	Q1-2021	%Δ (YR)	Q2-2020
Average Sales Price	\$2,496,476	14.8%	\$2,174,109	5.9%	\$2,357,012
Average Price Per Sq Ft	\$1,108	6.6%	\$1,039	-7.0%	\$1,191
Median Sales Price	\$2,200,000	9.9%	\$2,001,000	12.0%	\$1,965,000
Number of Sales (Closed)	94	23.7%	76	129.3%	41
Days on Market (From Last List Date)	45	-27.4%	62	73.1%	26
Listing Discount (From Last List Price)	2.2%		1.9%		3.6%
Listing Inventory	109	11.2%	98	-7.6%	118
Months of Supply	3.5	-10.3%	3.9	-59.3%	8.6
Average Square Feet	2,253	7.6%	2,093	13.8%	1,979



Venice Condo Matrix	Q2-2021	%Δ (QTR)	Q1-2021	%Δ (YR)	Q2-2020
Average Sales Price	\$1,530,951	6.2%	\$1,440,992	1.1%	\$1,514,429
Average Price Per Sq Ft	\$958	2.4%	\$936	1.4%	\$945
Median Sales Price	\$1,397,500	-0.2%	\$1,400,000	-6.8%	\$1,500,000
Number of Sales (Closed)	54	31.7%	41	54.3%	35
Days on Market (From Last List Date)	45	-34.8%	69	-25.0%	60
Listing Discount (From Last List Price)	0.6%		2.1%		2.9%
Listing Inventory	20	0.0%	20	-13.0%	23
Months of Supply	1.1	-26.7%	1.5	-45.0%	2.0
Average Square Feet	1,598	3.8%	1,540	-0.3%	1,603



Prepared by Miller Samuel Real Estate Appraisers & Consultants

Mar Vista Single Family

Dashboard

YEAR-OVER-YEAR

+ 12.4%
Prices Average Price Per Sq Ft

+ 109.4%
Sales Closed Sales

- 21.6%
Inventory Total Inventory

+ 15 days
Marketing Time
Days on Market

- Price trend indicators rose year over year to new records
- The number of sales more than doubled from the prior-year quarter

Mar Vista Condo

Dashboard

YEAR-OVER-YEAR

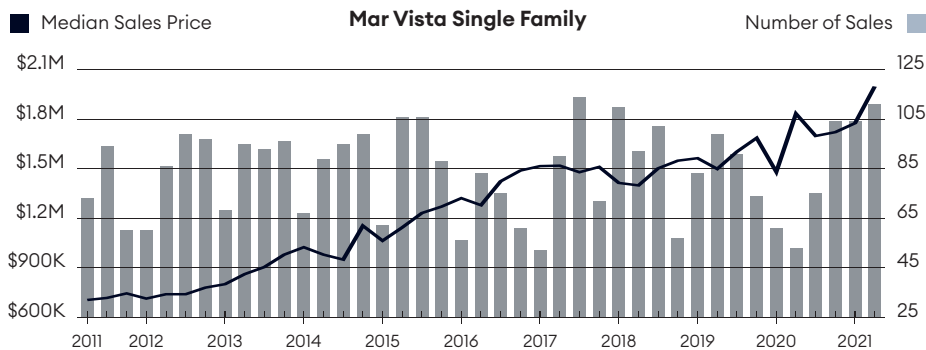
- 3.3%
Prices Average Price Per Sq Ft

+ 143.8%
Sales Closed Sales

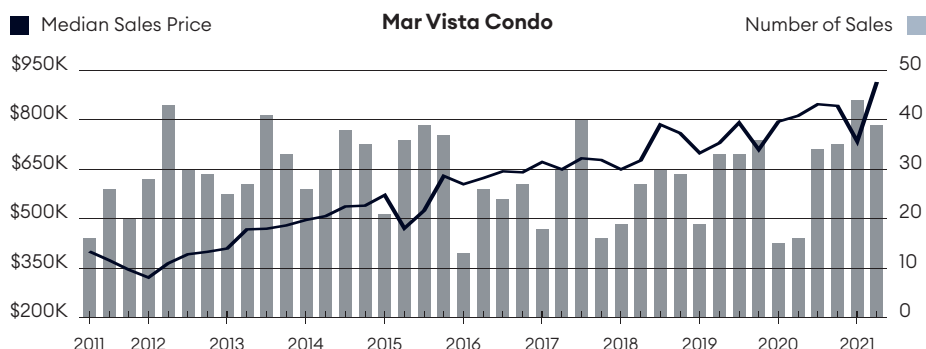
+ 75.0%
Inventory Total Inventory

+ 13 days
Marketing Time
Days on Market

- Median sales price reached a record high, rising annually for the fifth time in six quarters
- The number of sales more than doubled year over year



Mar Vista Single Family Matrix	Q2-2021	%Δ (QTR)	Q1-2021	%Δ (YR)	Q2-2020
Average Sales Price	\$2,140,481	12.8%	\$1,897,466	7.2%	\$1,997,566
Average Price Per Sq Ft	\$1,023	9.5%	\$934	12.4%	\$910
Median Sales Price	\$2,000,000	12.5%	\$1,777,500	9.0%	\$1,835,000
Number of Sales (Closed)	111	6.7%	104	109.4%	53
Days on Market (From Last List Date)	29	-38.3%	47	107.1%	14
Listing Discount (From Last List Price)	-2.0%		-0.5%		1.0%
Listing Inventory	40	8.1%	37	-21.6%	51
Months of Supply	1.1	0.0%	1.1	-62.1%	2.9
Average Square Feet	2,092	3.0%	2,032	-4.7%	2,195



Mar Vista Condo Matrix	Q2-2021	%Δ (QTR)	Q1-2021	%Δ (YR)	Q2-2020
Average Sales Price	\$919,782	12.1%	\$820,523	8.7%	\$846,094
Average Price Per Sq Ft	\$640	-8.2%	\$697	-3.3%	\$662
Median Sales Price	\$915,000	24.5%	\$735,000	12.6%	\$812,500
Number of Sales (Closed)	39	-11.4%	44	143.8%	16
Days on Market (From Last List Date)	20	-44.4%	36	185.7%	7
Listing Discount (From Last List Price)	-5.1%		-2.2%		0.3%
Listing Inventory	21	50.0%	14	75.0%	12
Months of Supply	1.6	60.0%	1.0	-30.4%	2.3
Average Square Feet	1,437	22.1%	1,177	12.4%	1,278

Questions or comments? Email report author
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Methodology: millersamuel.com/research-reports/methodology

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